

August 11, 2024

City of Brampton  
Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street, West  
Brampton, ON L6Y 4R2

Re: Committee of Adjustment Application Number: A-2024-0241  
11 Gatewood Drive, Brampton, ON  
Plan 860, Lot 109, Ward 8

Dear Committee Members:

I grant authorization to post the following correspondence on the subject agenda. Thank you for allowing me to participate with this written response. I received a copy of the Public Meeting Notice as my home is within 60 Meters of this property.

The subject application, as I understand, is to request a variance for the driveway expansion that was completed without permit or permission, including curb-cuts, not adhering to City By-Law process and approval. This driveway expansion was completed in the summer of 2023.

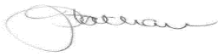
On May 22, 2019 Brampton City Council approved new rules for driveways. At that meeting, Mayor Patrick Brown *commented "as residents of Brampton, we all want to live in neighbourhoods that feel attractive and welcoming. Front yards completely covered by driveways are not only unwelcoming, but they're also bad for the environment."* Mayor Brown went on to say *"they leave less room for plants and trees and allow more pollution to run off into our local waterways. These new regulations help us to accommodate residents' parking needs while working to keep Brampton a Green City."* I agree and commend the Mayor and the City of Brampton for enforcing the Driveway By-Law. For this reason, in addition to concerns listed below, I feel that the variance should not be granted and the property restored to original condition.

- The end result of this driveway expansion is that of an unsightly parking lot over 15 metres wide in a residential neighbourhood that detracts from the curb appeal of our community.
- The owners have been parking a multitude of cars in their illegally expanded driveway and on the road, including no less than two un-marked commercial vehicles, along with multiple personal vehicles. Please see various photos attached.
- There is a 50-year-old Maple tree located directly adjacent to the expanded driveway and the root system of this mature tree is partially covered by the driveway. Was the City of Brampton arborist consulted on the stress this structure may cause to the tree?

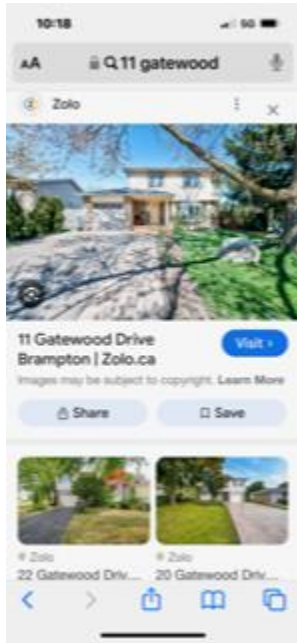
- The driveway further reduces permeable matter in the neighbourhood. As outlined in Mayor Brown's quote above, many residents of Grassington Crescent, Grassington Court and Gatewood Drive have already experienced sewer backups in 2005, 2013 and 2024.
- The variance is not keeping with our Green City initiative nor aligning with Mayor Brown's comments in the article published on-line June 10, 2019, quoted in part above.
- According to the City of Brampton Website, under permits and applications; *"...if front yards are covered with a driveway, there is less area for plants, trees and soil, called soft landscaping, which causes rainwater to run off into the storm water system rather than the ground and does not replenish the watertable. Larger driveways also result in less storage area for snow and the removal of on-street parking spaces."* Allowing this variance would completely contradict your own policy.
- The driveway prior to the illegal modifications allowed for at minimum four (4) vehicles, plus one parking spot in the garage, which should be more than adequate for a single-family dwelling. Please see photo attached.

Allowing this variance will set a precedent for others to follow, further impacting the environment, as well as the curb appeal in our community. I strongly oppose this application.

Yours truly,



Judy Statham  
4 Grassington Court  
Brampton, ON  
L6S 1Z4



Listing photo showing driveway to accommodate multiple cars suitable for single family dwelling

Mature Tree – impacted by expanded driveway





Mature tree impacted by driveway, multiple cars in drive and commercial vehicles in driveway and on road



Black Pick-up and cargo van associated with 11 Gatewood parking on road